



MANAGEMENT BULLETIN #624

DATE: 4/24/2026

TO: Owners and Agents of IHDA Assisted and Financed 811 & Mod Reb Rental Properties

CC: IHDA Asset Management Staff

FROM: IHDA Asset Management Department

RE: HUD Notice H 2026-05 - HOTMA Household Composition Changes (Sections 102&104)

SUMMARY:

HUD has issued **Notice H 2026-05**, which updates requirements related to interim recertifications under HOTMA (Sections 102 and 104). This current Notice is referred to as Revision 3, and supersedes the prior version of Attachment I of [Notice H 2023-10/PIH 2023-27](#), published on February 2, 2024 (now referred to as Revision 2).

Key Requirement

Effective immediately, owner and agents must process an interim recertification whenever there is a change in household composition, regardless of whether the change impacts household income resulting in a decrease, increase, or no change in the family's annual adjusted income.

This includes:

- Addition of household members
- Removal of household members
- Changes involving foster children/adults
- Changes involving live-in aides

Exception

If an owner/agent's policy limits interim recertifications during the final three months of a certification period, the household change may be processed at the next annual recertification.

Compliance Expectations

Owner/agents are expected to:

- Update Tenant Selection Plans and internal policies accordingly
- Ensure staff are trained on revised interim recertification triggers
- Maintain documentation supporting the timely processing of all required interim recertifications

Failure to process required interim recertifications may result in findings during monitoring and management reviews.

Programs Affected

This requirement applies to, but is not limited to:

- Section 811 and other HUD-assisted housing programs
- Mod-Rehab

Reference Document

HUD Notice H 2026-05 is available here:

<https://www.hud.gov/sites/default/files/hudclips/documents/HsgN-2026-05.pdf>

Please ensure immediate compliance with this updated requirement and distribute this information to the appropriate staff.

For questions, please contact your [local HUD field office](#) or email: MFH_HOTMA@hud.gov.



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